

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Alfred Street, Templestowe Lower Vic 3107

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,180,000

Property Type

House

Suburb

Templestowe Lower

Period - From

01/01/2020

to

31/12/2020

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Somerville St DONCASTER 3108	\$1,195,000	13/12/2020
2	226 Greenslopes Dr TEMPLESTOWE LOWER 3107	\$1,191,000	28/11/2020
3	21 Fyfe Dr TEMPLESTOWE LOWER 3107	\$1,171,500	19/12/2020

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/03/2021 10:24



4 2 2

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2020: \$1,180,000

## Comparable Properties



**4 Somerville St DONCASTER 3108 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,195,000

**Method:** Auction Sale

**Date:** 13/12/2020

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**226 Greenslopes Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4 2 -

**Price:** \$1,191,000

**Method:** Auction Sale

**Date:** 28/11/2020

**Property Type:** House (Res)

**Land Size:** 745 sqm approx



**21 Fyfe Dr TEMPLESTOWE LOWER 3107 (REI)**

Agent Comments

4 2 2

**Price:** \$1,171,500

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)

**Land Size:** 706 sqm approx